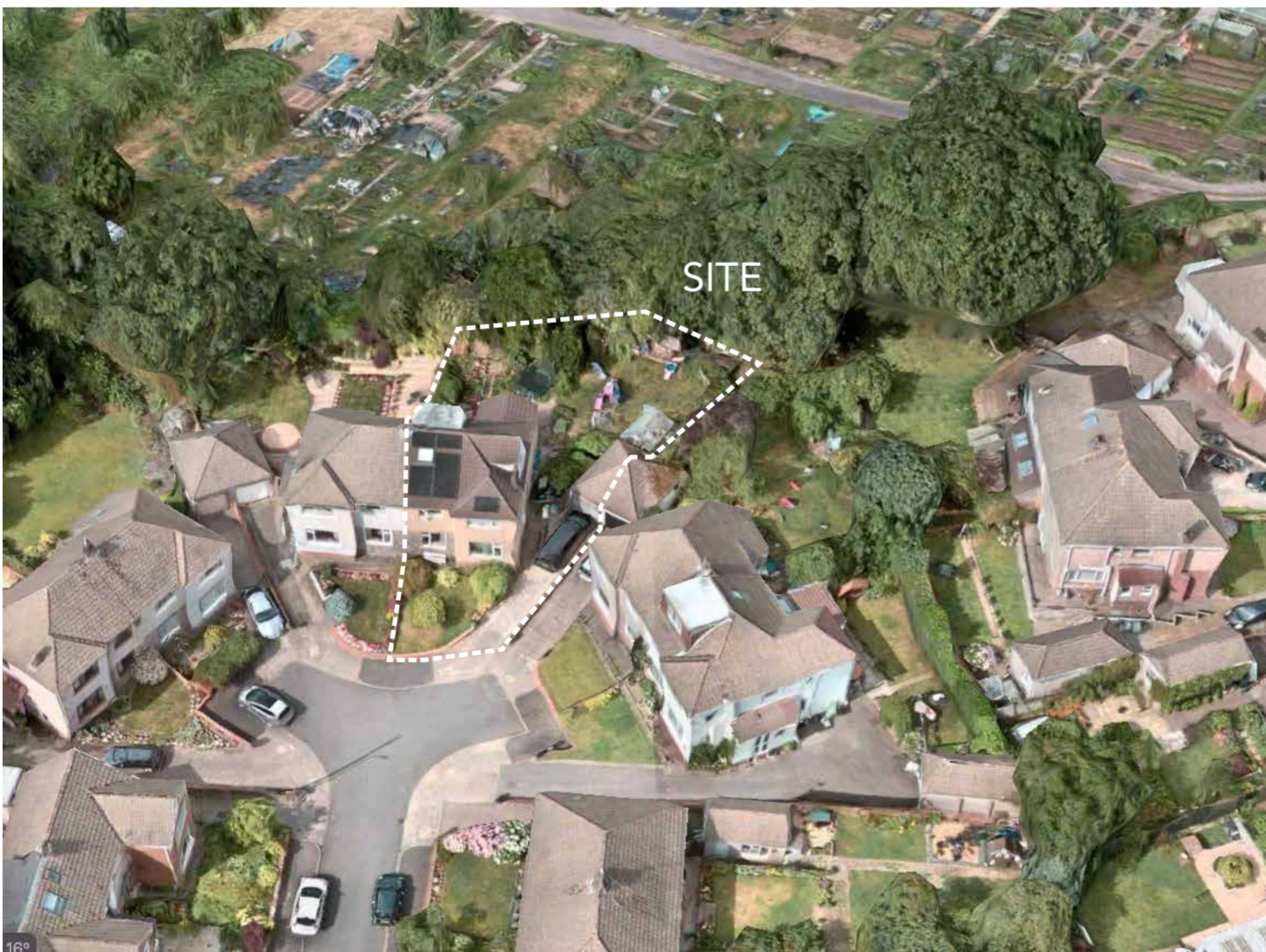


- 18 ESKDALE CLOSE -

SEPTEMBER 2023
PLANNING BROCHURE

- LOCATION -

ROATH



LOCATION

The house is located in a part of Roath, close to Roath Lake, that was developed in the 1950s and 60s.

The site lies at the end of a cul-de-sac and forms the right hand side of a semi-detached property with garage and access down the side. The existing house has had previous rear and dormer extensions, which is not uncommon for the area. There is no distinct architectural style, although many of the dwellings have undertaken more modern extensions to the rear of their properties.

- PLANNING CONTEXT -

PLANNING POLICY CONTEXT

The document prepared takes into consideration national and local planning policy guidance. National guidance is set out in Planning Policy Wales, Future Wales along with additional Technical Advice Notes. Local guidance is set out in the Cardiff Local Development Plan as well as Supplementary Planning Guidance.

PLANNING POLICY WALES

Planning Policy Wales (PPW) details the land use planning policies of the Welsh Government. Its main objective is to ensure the planning system ensures the delivery of sustainable development as well as improving social, economic, environmental and cultural well-being in Wales.

Section 2 sets out goals on maximising well-being and creating sustainable places. This can be applied to individual places through interpretation of what a 'sense of place' might mean. This will vary as each space has its own unique characteristics, history and identity. PPW highlights the importance of achieving the right development for the right place.

Section 3 lays out objectives for a good design which includes access, character, community safety, environmental sustainability and movement. These overarching aims are addressed in the proposal.

TECHNICAL ADVICE NOTES

Technical Advice Notes (TAN) provide planning advice in detail for local planning authorities to consider when preparing development plans. The TAN 12 should be deeply considered for this proposal. TAN 12 details the importance of what makes a good design and how certain design solutions might be applied. This includes:

- The enhancing or protection of the land surrounding the building
- Ensuring appropriate building scale in relation to the surroundings and neighbouring buildings
- How the development is integrated within its surroundings in terms of the layout and orientation of the building
- Sensitivity to the exterior design including materiality and how this is perceived visually

WELL-BEING OF FUTURE GENERATIONS ACT

The Well-being of Future Generations Act 2015 places responsibility on public bodies to carry out sustainable development. The act established seven goals to aid future works including; A Prosperous Wales, A Resilient Wales, A More Equal Wales, A Healthier Wales, A Wales of Cohesive Communities, A Wales of Vibrant Culture and Thriving Welsh Language and A Globally Responsible Wales. The act encourages Wales to think about the long-term impacts of their decisions to ensure positive change to current and future generations. It is to be used in combination with PPW.

FUTURE WALES: THE NATIONAL PLAN 2040

The Future Wales National Plan 2040 is a national framework that sets the direction for Welsh development to 2040. The plan sets out key national priorities through the planning system in order to address the climate emergency, the economy, the health and well-being of communities and more.

It is described as a spatial plan where the entirety of Wales is considered to ensure a coherent plan. This aims to ensure any investment and development is for the greater good of Wales through ensuring planning in all sectors and areas is complementary to ensure the maximisation of opportunities.

The document addresses key issues deemed to be priority by the Welsh Government. The increasing need for low-cost, sustainable and high-quality homes in various areas in Wales mean that affordable housing has become a priority. Governmental policies are targeting to cater to this need to make sure this type of housing is available to everyone keeping sustainability, affordability and quality in consideration.

Setting and achieving our ambitions

In order to shape a sustainable, healthy, equitable and fair future, the document sets out a clear plan for the next twenty years. This plan is manifested in eleven outcomes, including the ones laid out below:

A Wales where people live...

- 1 '... and work in connected, inclusive and healthy places'
- 3 '... in distinctive regions that tackle health and socio economic inequality through sustainable growth'
- 5 '... and work in towns and cities which are a focus and springboard for sustainable growth'
- 6 '... in places where prosperity, innovation and culture are promoted'
- 7 '... in places where travel is sustainable'
- 9 '... in places that sustainably manage their natural resources and reduce pollution'
- 11 '... in places which are decarbonised and climate-resilient'

- PLANNING CONTEXT -

LOCAL DEVELOPMENT PLAN

Cardiff's LDP has 7 main elements as a part of its strategy in order to provide a coherent approach. These elements are:

1. Making provision for new homes and jobs.
2. Putting in place a framework to manage future growth and encourage high quality, sustainable design.
3. Bringing forward new infrastructure.
4. Delivering sustainable transportation solutions.
5. Responding to evidenced economic needs.
6. Responding to evidenced social needs.
7. Respecting Cardiff's environment and responding to climate change.

KP5: Good Quality and Sustainable Design

It is a requirement of the LDP that all new development in Cardiff must be of high quality, sustainable design as well as making a positive contribution towards developing distinctive communities and spaces through:

- Appropriately responding to the local character and context of the area through addressing scale, layout, form, massing, height, density, materiality, detailing etc.
- Providing a convenience and health for all users to promote a safe community and encourage sustainable transport.
- Create an adaptable design that responds to future social, economic and environmental requirements.
- Foster inclusive design that is accessible to all users and is adaptable to future lifestyle changes.

KP14: Healthy Living

To make Cardiff a healthier place to live through addressing health inequalities through encouraging healthy lifestyles, addressing social detriments of health and providing accessible healthcare.

KP15: Climate Change

The mitigation of the impacts of climate change through reducing carbon emissions, promoting energy efficiency and increasing the supply of renewable energy.

FUTURE WALES SPATIAL STRATEGY

The spatial planning initiative includes co-locating both businesses and housing for effective sustainability. Focusing on already existing settlements and building upon what already resides to create a tighter community and enhanced living in developed areas. Biodiversity and decarbonisation are also aims when looking at future development. Greenfield sites are not the focus as improvement of present developed areas are believed to lead to advancement of the infrastructure built in these areas.

SUPPLEMENTARY PLANNING GUIDANCE

The guidance relevant to this project:

- 6.3 – Understanding the character of your area
- 7.2 – Design Principles
- 7.24 – Siting, scale & impact on the street scene
- 7.42 – Sunlight
- 7.45 – Roof extensions
- 7.54 – Roof form
- 7.56 – Impact on amenity space, privacy and visual amenity
- 7.65 – Detailing and materials
- 7.71 – Rooflights

6.3 – Understanding the character of your area

House alterations and extensions should be considerate to their context in terms of scale, positioning, detailing and materials to ensure that the alteration ends in an appropriate look and reflects the street character, especially if the area has prominent characteristics.

7.2 – Design Principles

- 'Be subordinate to the original dwelling'
- 'Avoid blocking natural light and outlook to habitable rooms in neighbouring properties'
- 'Avoid reducing garden space to an unreasonable small size'
- 'Consider the impact on trees within or adjacent to the site'

7.24 – Siting, scale & impact on the street scene

'The scale and form of an extension must be in keeping with, and subservient to, the existing building and its setting'. Siting is influenced by availability of space around your home and 'the prominence and appearance of the extension to the street scene.'

7.42 – Sunlight

'Sensitive design of living spaces will ensure that each dwelling has a main living room which can receive a reasonable amount of direct sunlight.'

7.45 – Roof extensions

... 'Different roof types mean there cannot be a standard design solution, but often the work will result in the installation of dormer windows. The same care and attention to detail should be taken over size, position, materials and window details as for any other alteration, addition or extension.'

7.56 – Impact on amenity space, privacy and visual amenity

'Any extensions to the side or rear of your house should maintain a 'reasonable' extension to back garden ratio. This will vary according to the size and location of your house.'

7.65 – Detailing and materials

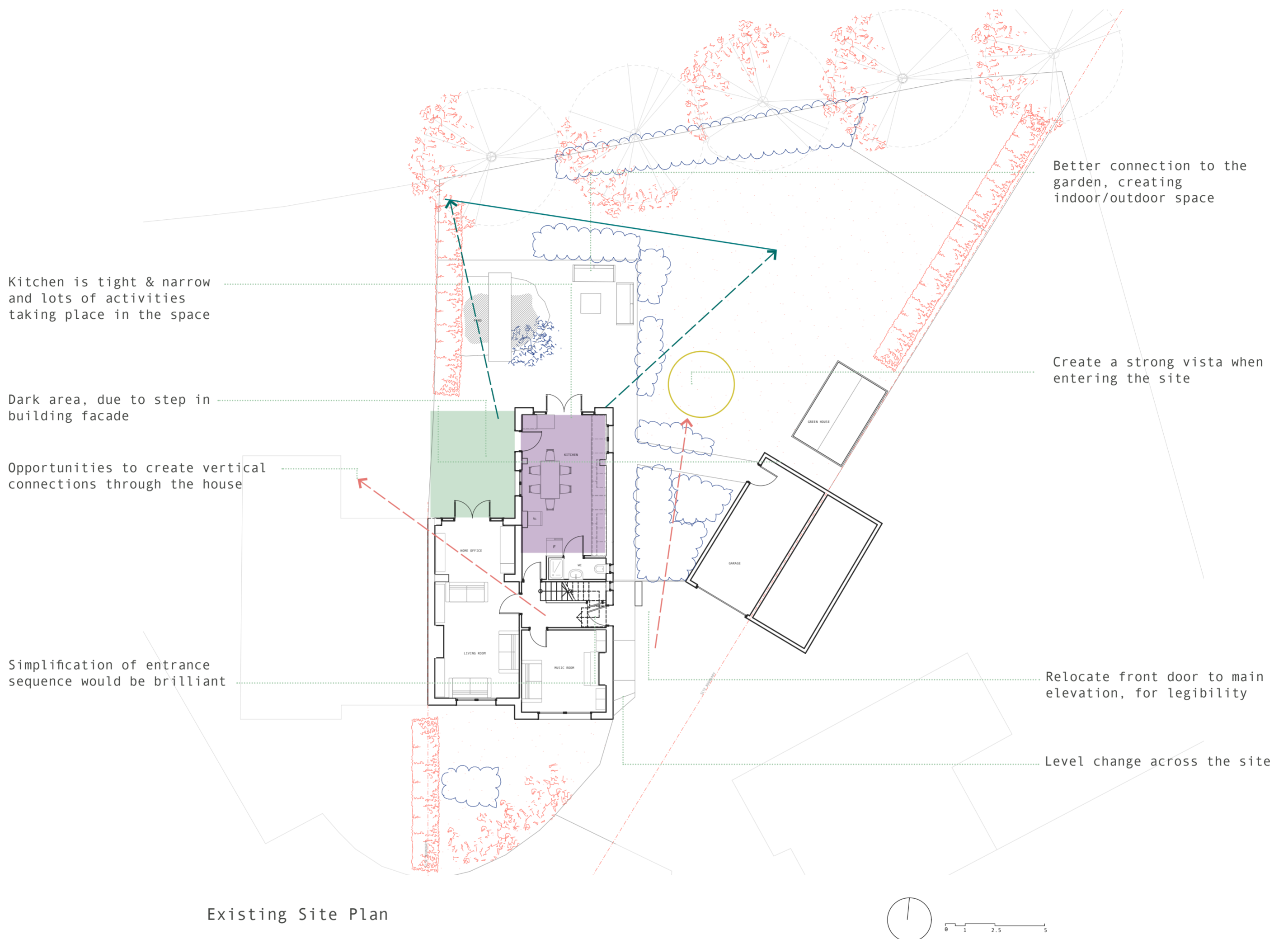
'All materials and detailing should reflect or complement the existing house.'

7.71 – Rooflights

'Where a roof light is required to the front or other prominent elevation; care should be taken to ensure that its proportions and positioning reflect the style and character of a dwelling, and that it does not look unduly prominent. Flush-fitting roof lights may help to reduce prominence.'

- THE EXISTING HOUSE -

SURVEY DRAWINGS



- OPPORTUNITIES -

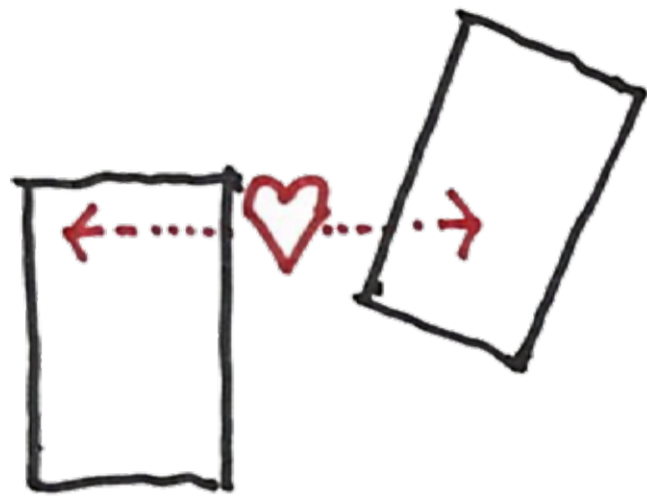
- Generous outdoor space with potential for strong connection with garden
- Potential to improve circulation around the home and create volume and vertical connections throughout the dwelling
- Opportunity to create an open plan and modern kitchen and play area for kids and future grandchildren.
- Potential for improved dormer and loft conversion to provide an additional bedroom.
- The house is currently disparate and needs to be connected and brought into a visual coherence.
- Works can be phased, planning permission looks to achieve maximum development.

- CONSTRAINTS -

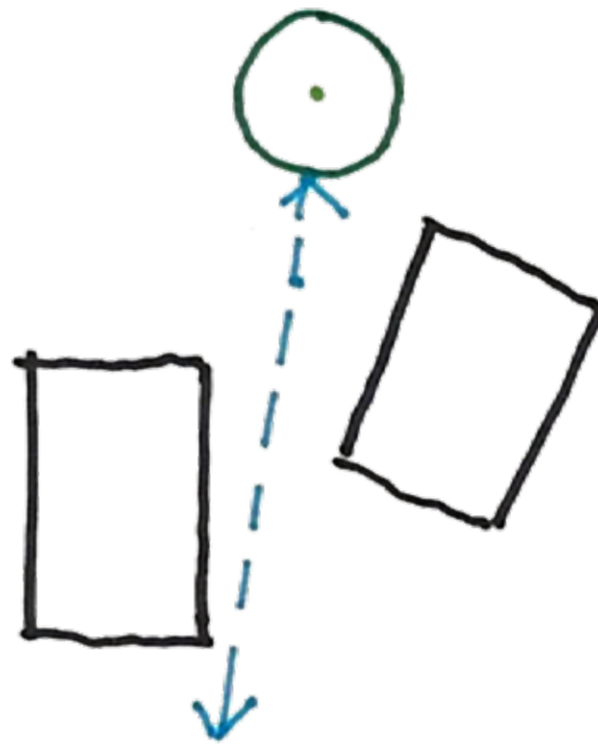
- North-facing garden and living space
- Ensuring there is still a way through to the rear of the dwelling.
- Certain areas of the existing dwelling have poor materials, such as plastic.
- Due to eaves height, only single storey possible in garage.
- Difference in levels between front and rear garden.

- BRIEF AND OBJECTIVES -

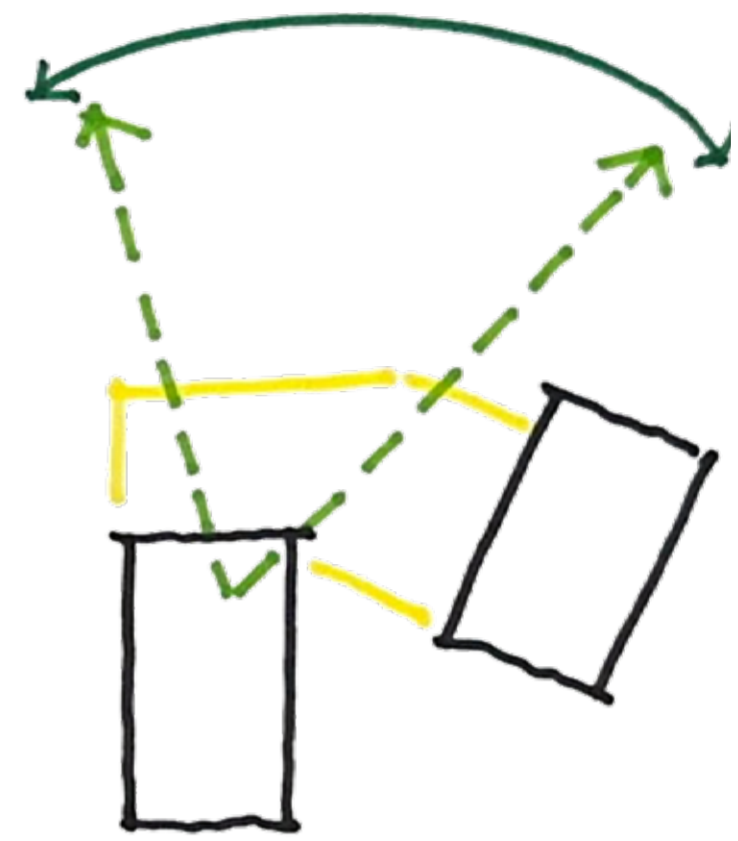
SETTING DESIGN GOALS



Creating a heart to the home



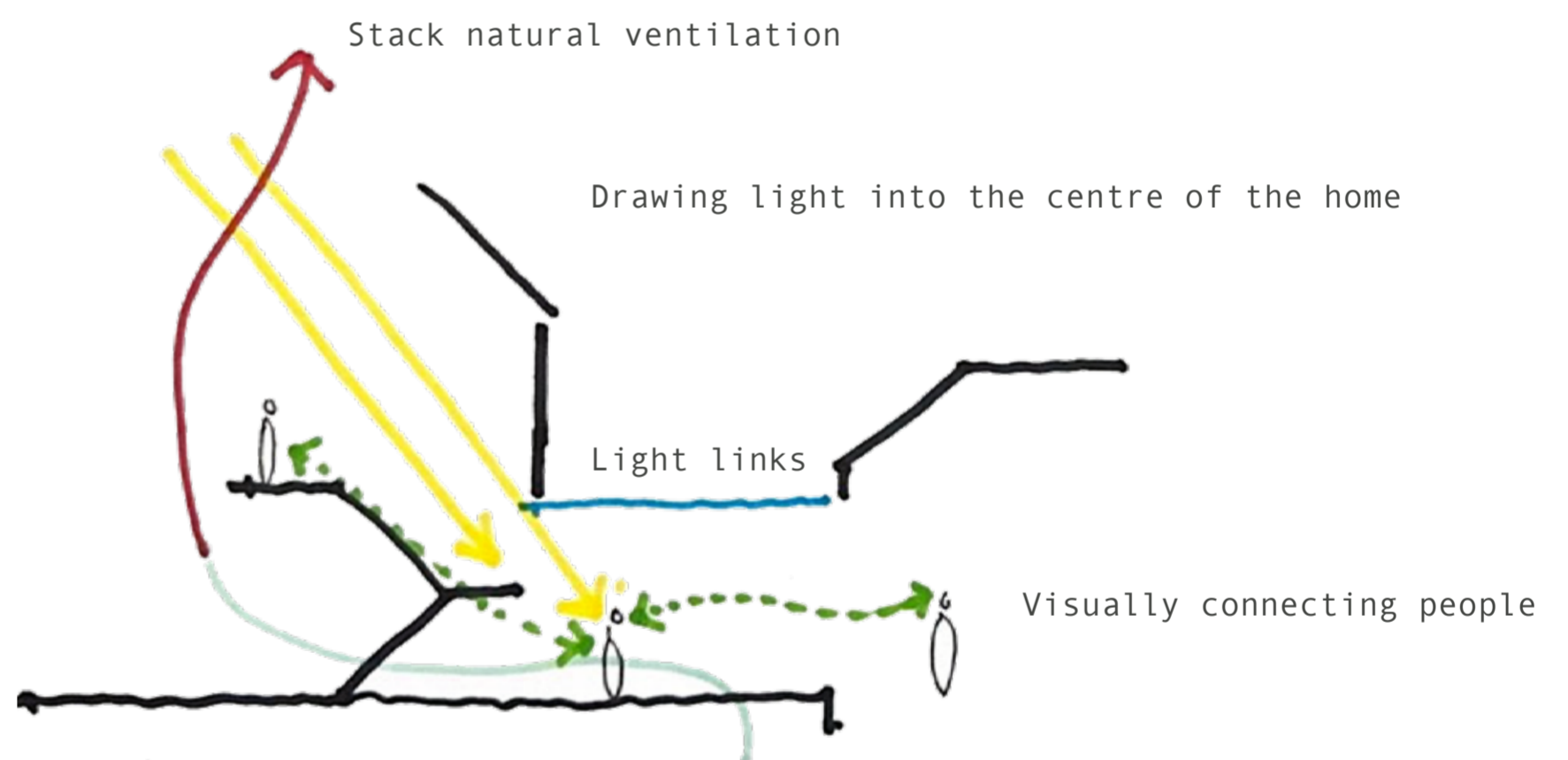
Creating strong visual connections between front and back



Making the spaces more square, usable and connected to the landscaping

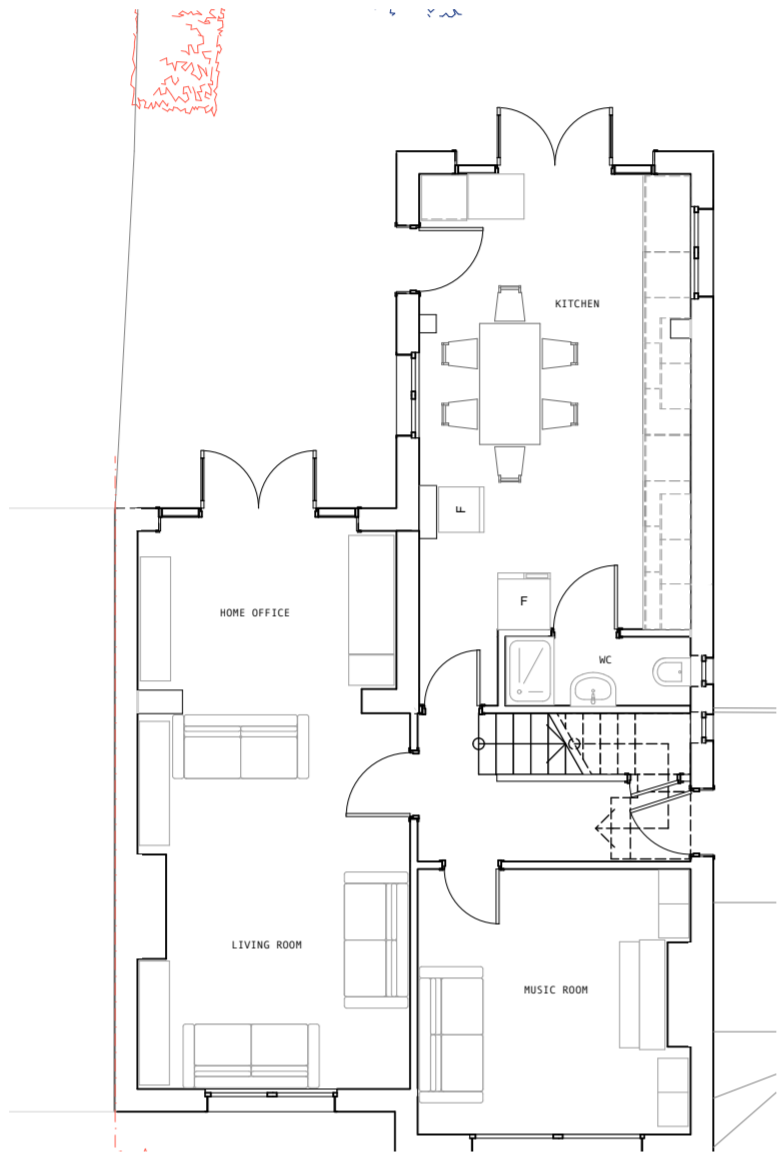
- KEY SITE DESIGN FEATURES -

- Glazed links between existing house and garage allow for visual connections to the landscaping and creates a central space to the dwelling.
- The central space connects to the kitchen and allows for the home to grow as the family grows over the years.
- Voids between the levels allows for light and vertical connections for social interaction to take place throughout the house.
- New glazing at loft level, with opening vents, allows for natural stack ventilation and cleaning all smells and providing a wonderful environment to live in.
- Increased bio-diversity with grassed roof and wild-flower. The roof will look after itself.
- Material chosen, leads to minimal maintenance.

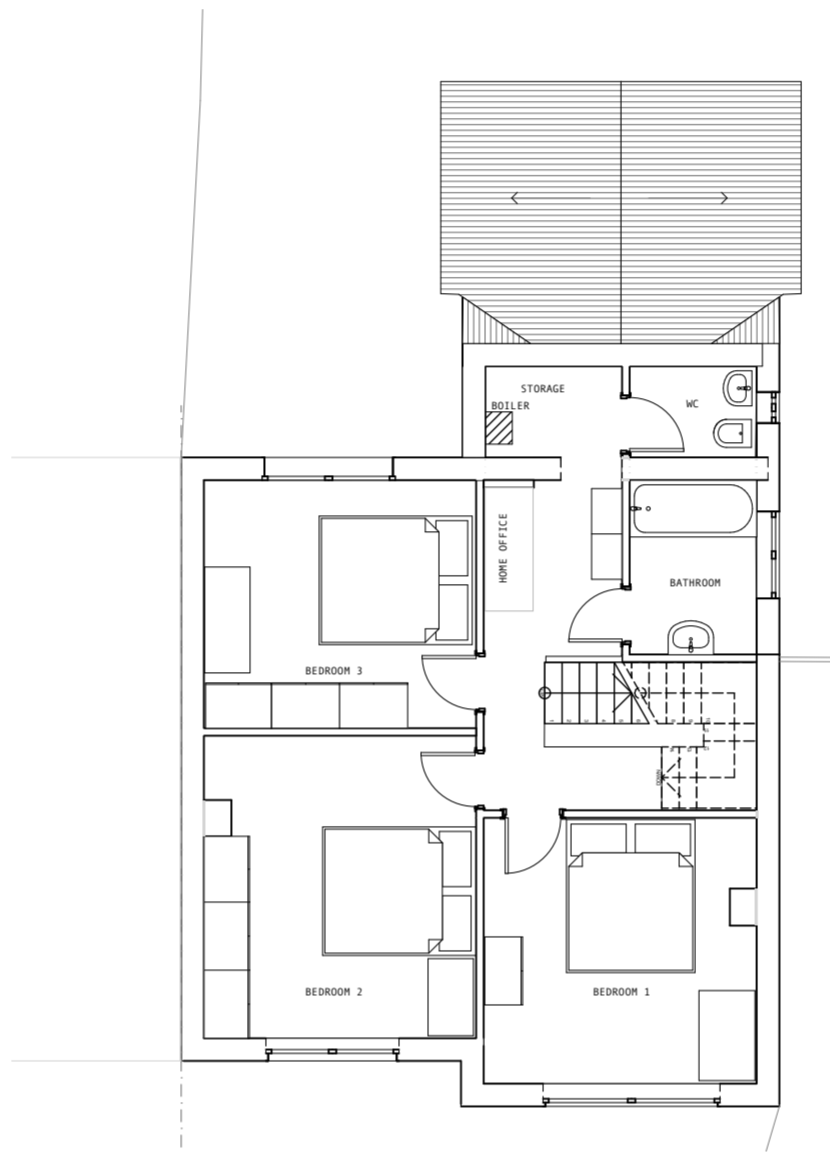


- THE EXISTING HOUSE -

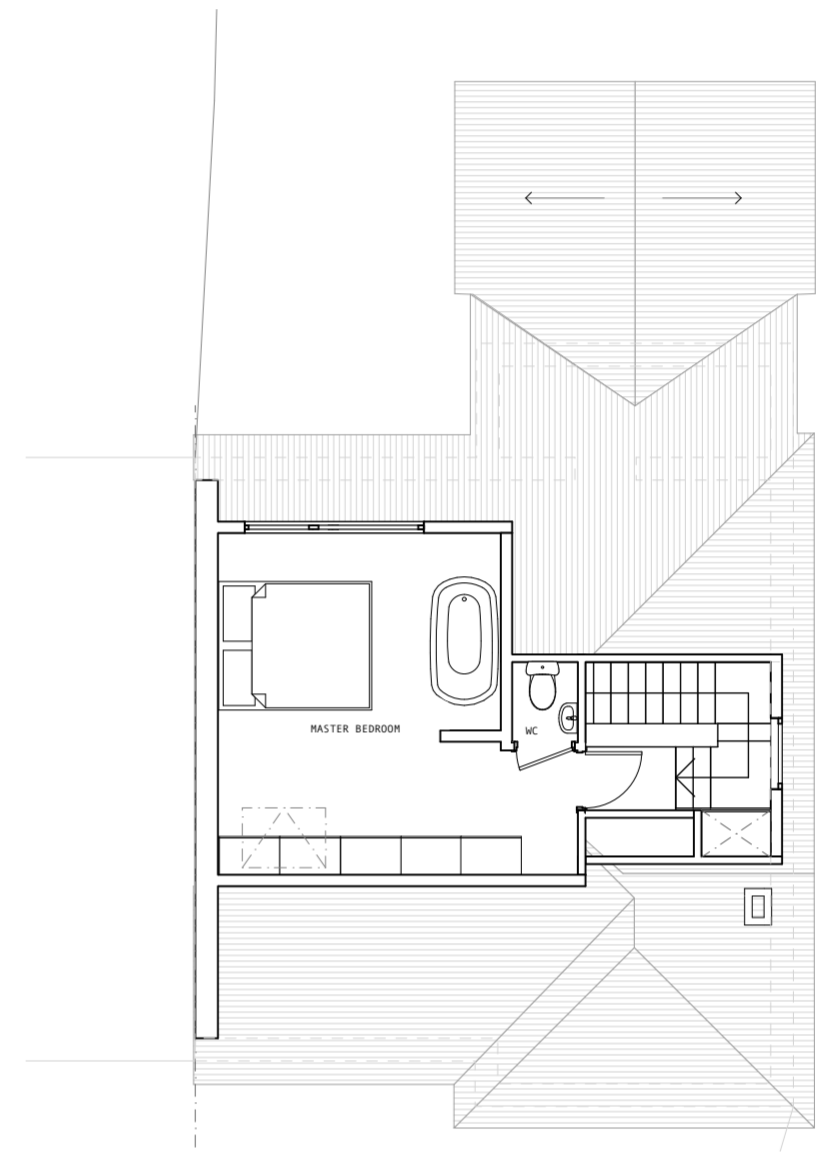
SURVEY DRAWINGS



Existing Ground Floor



Existing First Floor



Existing Second Floor



Front View



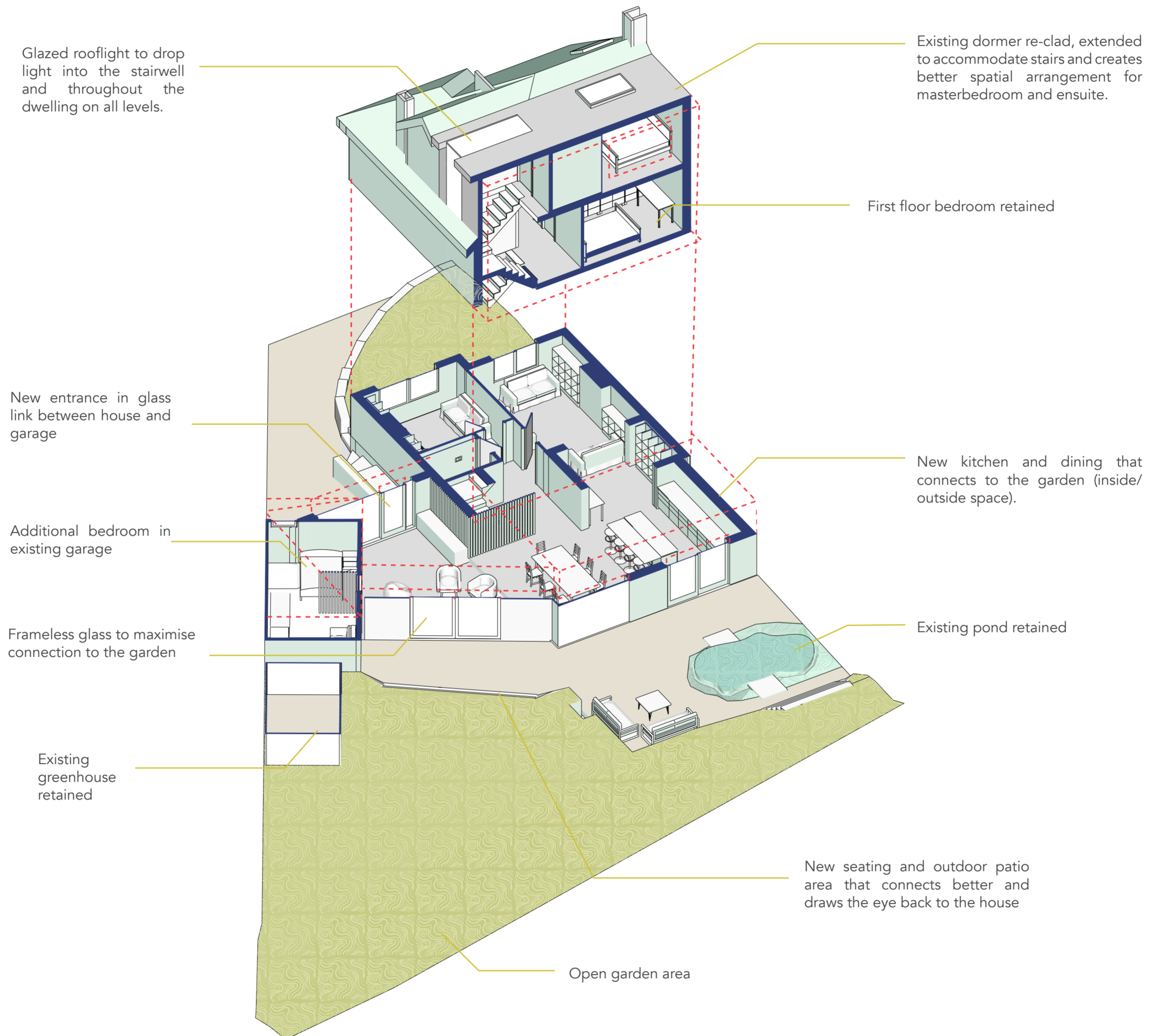
Side View



Rear View

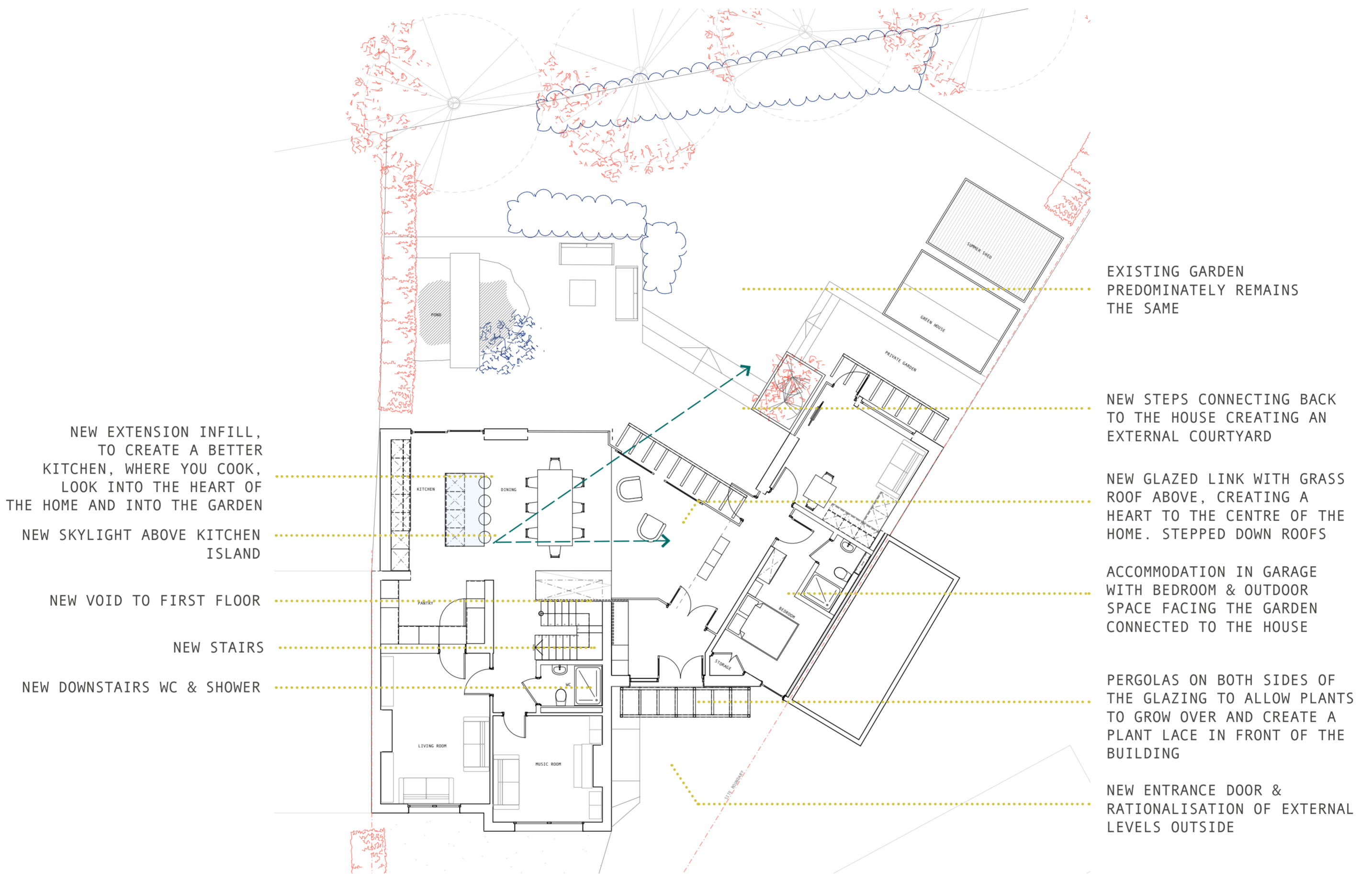
- DESIGN PROPOSALS -

AXONOMETRIC BREAKDOWN

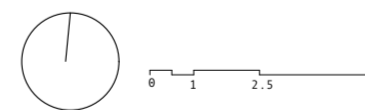


- PROPOSED PLANS -

CONNECTING SPACES AND OPENING UP

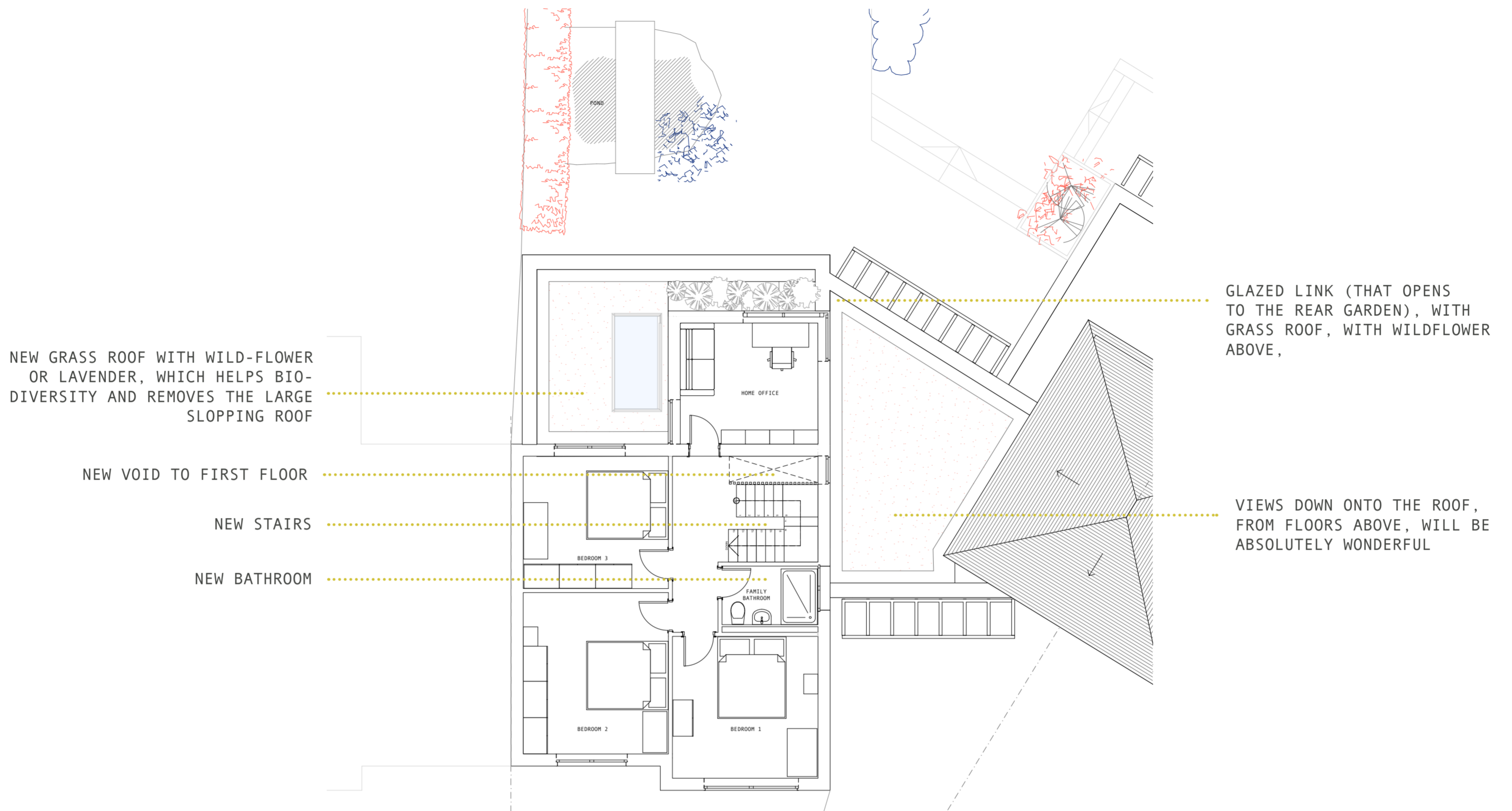


Proposed Site Plan

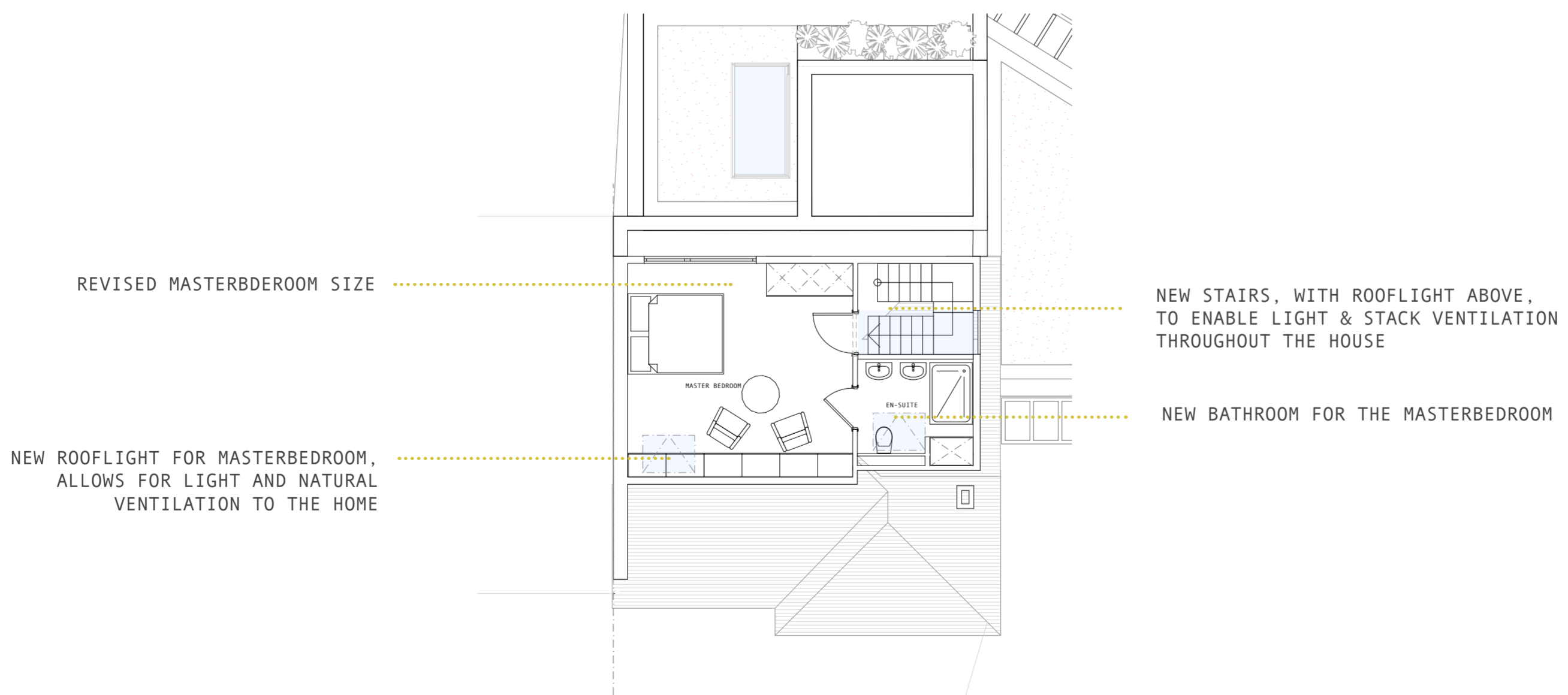


- PROPOSED PLANS -

CONNECTING SPACES AND OPENING UP



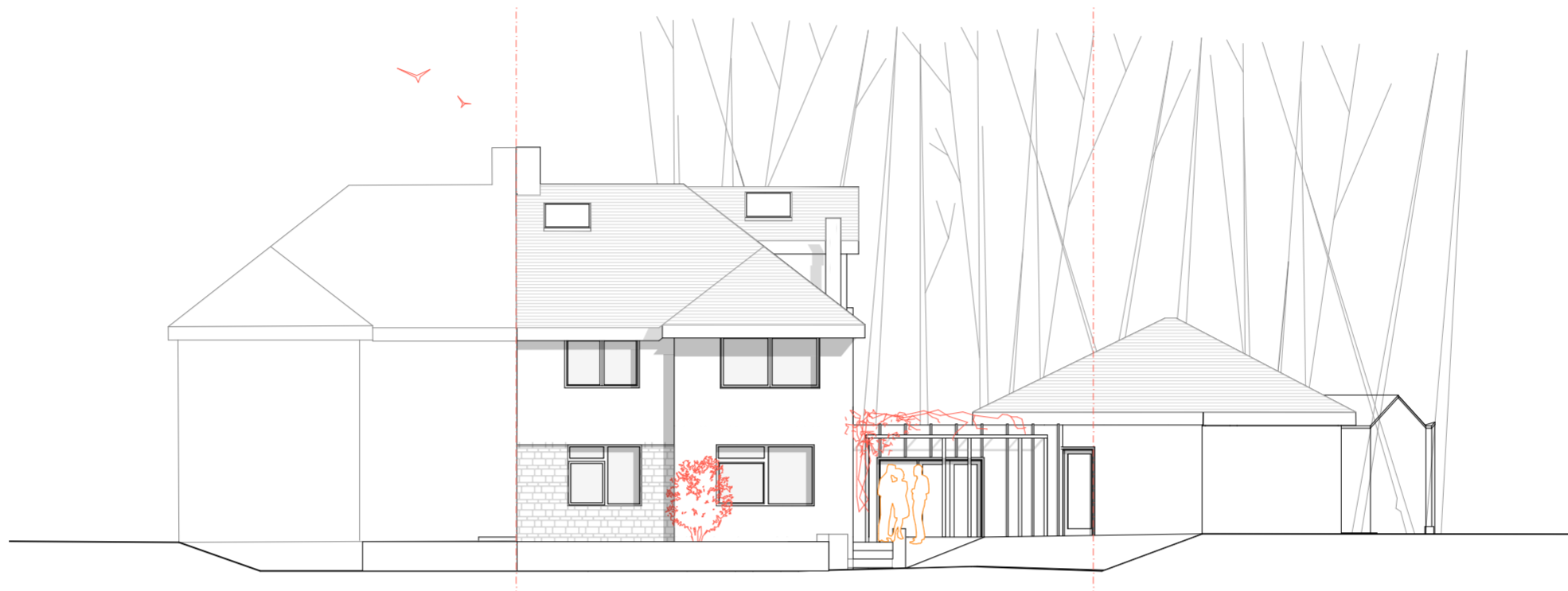
Proposed First Floor Plan



Proposed Second Floor Plan

- PROPOSED ELEVATIONS -

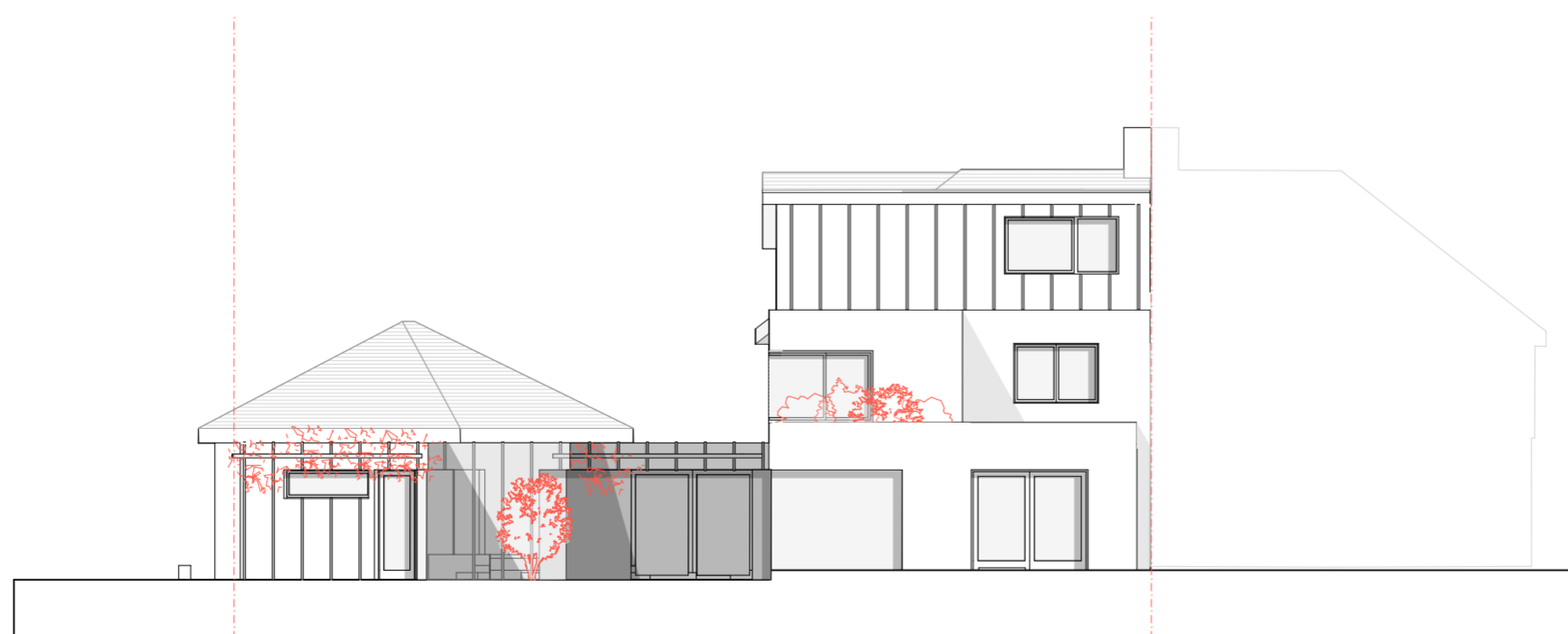
CONNECTING SPACES AND OPENING UP



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

- EXISTING GARAGE -

TRANSFORMING THE SPACE TO PROVIDE MULTI-GENERATIONAL LIVING

The proposals for the garage, create an area that provides for wider and multi-generational family needs. Minimal window to the south, with most glazing to the north. The space gets more connected the closer to the garden. The spaces are linked to the house, but also have a very distinct sense of privacy too.

VISUAL & PHYSICAL CONNECTIONS TO THE GARDEN

SPACE CONNECTED TO THE GARDEN

PRIVATE, NOT VIEWED FROM CENTRAL SPACE ENTRANCE

VISUAL & PHYSICAL CONNECTIONS TO THE GARDEN

Proposed Axonometric sketch

Proposed Plan



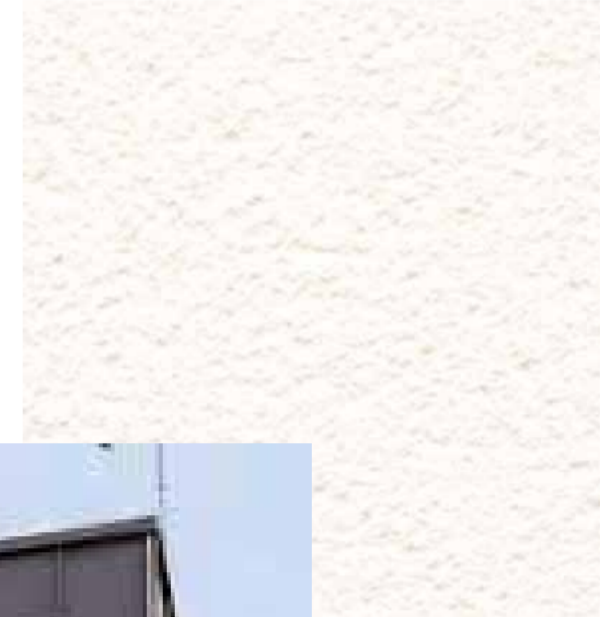
3D Sketch imaging the space from the garden

- PRECEDENTS -

SUBDUED MATERIALS TO THE EXTERIOR AND DORMER



Stonework



White render



Red brick



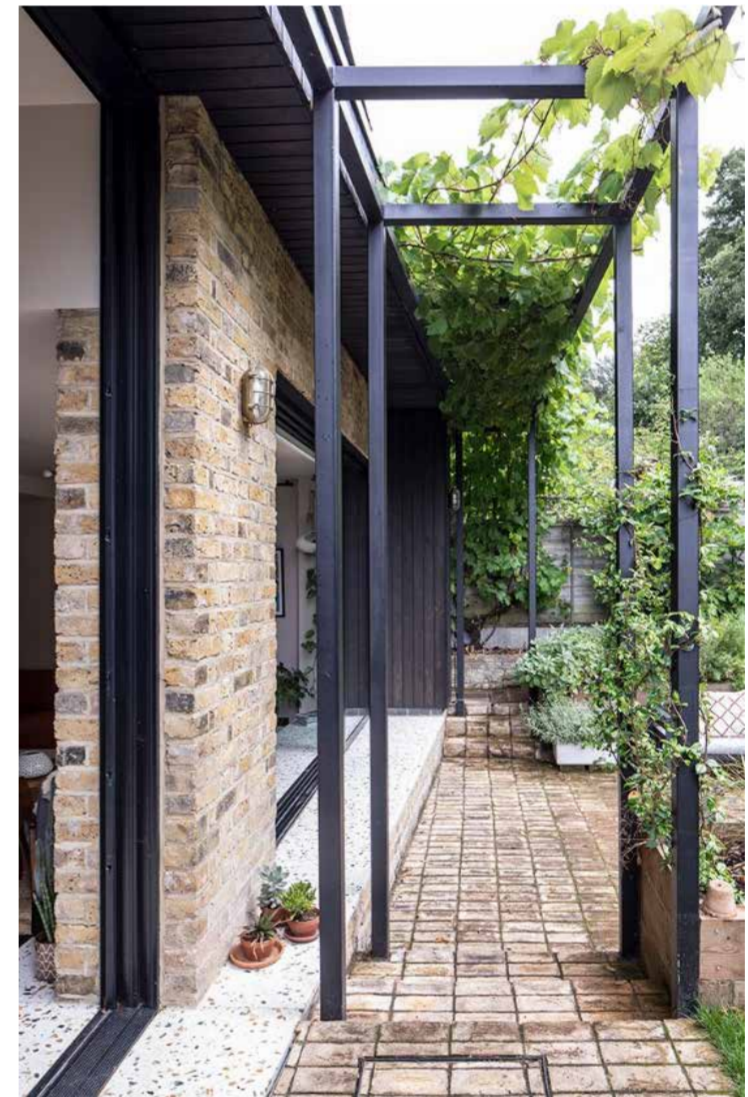
Green zinc cladding



Timber

- PRECEDENTS -

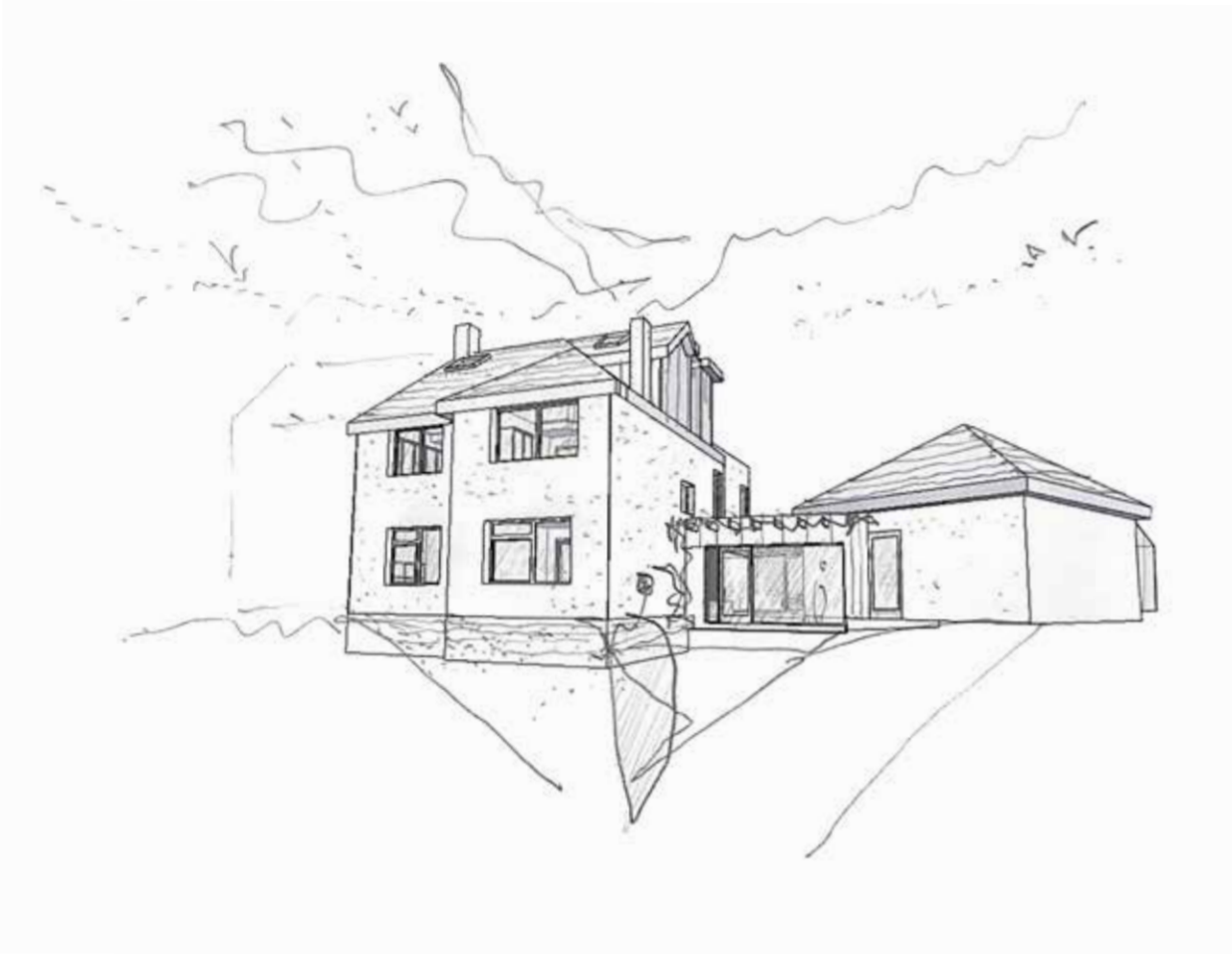
BRIGHT MATERIALS AND SIMPLE FURNITURE



Integrating the Garden through climbing plants and large opening

- SPATIAL IMPRESSIONS -

PERSPECTIVE AND VIEWS OF THE PROPOSAL
(Excluding works to the garage)



Front view of the house with new entrance



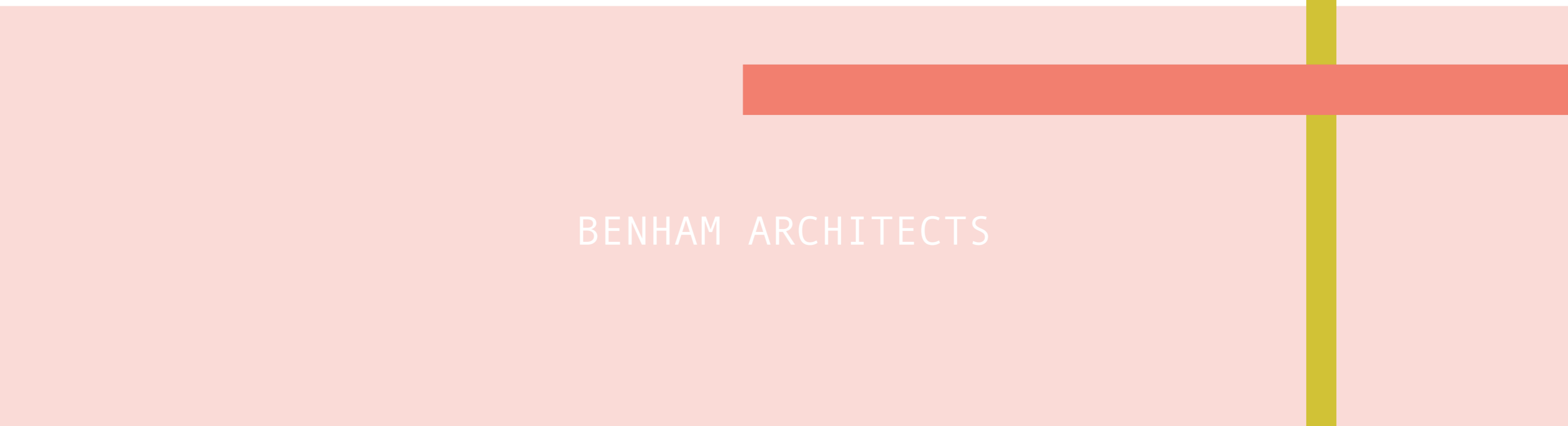
Rear view of the house with kitchen & heart,
connecting to the garden



Rear view of the house with glazed extension



Rear view of the house with dormer and green roofs



BENHAM ARCHITECTS